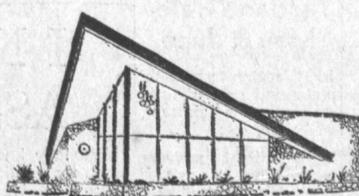




RALPH CAMERON
BROKER

FREDERICKS REALTY & ESCROW



BEN NOWATKA
BROKER

Member of the Following Boards:

- Gardena Board of Realtors
- Torrance-Lomita Board of Realtors
- Hawthorne-Lawndale Board of Realtors
- L. A. Board of Realtors—Southwest Branch

We Process Our Own Escrows

Your Listing - Your Sale - Your Purchase - Your Escrow - Your entire transactions are handled by capable, courteous, dependable personnel from beginning to end. No better service rendered—anywhere.

SWIM TIME

That time is here again and now you can enjoy this big 4 bedroom home with family room and all the many extras it has to offer, including the big pool. Some of the features include covered patio, floodlights, sprinklers, wall to wall carpeting and a host of others. This is nice. No. 104.

SOUTHWEST PARK

Here's a honey of a 3-bedroom in Southwest Park. It has an enlarged kitchen and service porch and lovely wall-to-wall carpeting. Fenced yard, big 2-car garage and close to stores and bus line to Torrance or Los Angeles. See this one for sure. No. 109.

HOME HINTS "TAX LIENS"

Real estate taxes are imposed by the city and county governments in the form of a lien on property. Although the State and Federal governments also have the right to tax real estate, they do not do so.

The assessed value of the property determines the amount of real estate taxes (also known as Ad Valorem taxes). The greater the value, the greater the tax. The County Assessor sets the tax amount and the County Tax Collector is responsible for its collection.

On the first Monday in March of each year, taxes become a lien against property, previous to the fiscal year in which they were assessed. The tax fiscal year starts on July 1st and ends on June 30th of the following year.

For the convenience of property owners, taxes are paid in two installments. The first installment, due November 1st and delinquent December 10th, covers taxes from July 1st to December 31st. The second installment, due February 1st and delinquent April 10th, covers the period from January 1st to June 30th of the following year. Penalties are imposed for delinquent tax payments.

I believe J. B. Colbert summed it up when he said: "The art of taxation consists in so plucking the goose as to obtain the largest amount of feathers with the least possible amount of hissing."



WALT BODEN
SALESMAN



JOE BARICK
SALESMAN



BEN CLARK
BROKER



RAY POWELL
SALESMAN



LESLIE MAAHS
SALESMAN



CY WEBBER
SALESMAN



BOB MORRIS
SALESMAN



RUSS AMADO
BROKER

VALUE PACKED FEATURES

Only 18 months old, this luxurious 4-bedroom corner home is loaded with value. Built-in kitchen with big family room overlooking the patio. Big 2-car garage with entry directly into house. 2 big baths. Sprinkler and landscaped to perfection. You'll love this home and the price. No. 101.

LOADS OF OOMPH

Darling 3-bedroom, family room, 1 1/4 baths, has built-in range and oven, forced air heating, fireplace, pegged hardwood floors, sliding glass door to rear and in excellent condition inside and out. Sound good? No. 105.

BRAND NEW HOMES

All new 3-bedroom homes with built-in range and oven, wall-to-wall carpeting, forced air heating and many styles to choose from. Full price only \$21,950 with as little as 5% down. No. 12.

WE GUARANTEED

to buy this attractive 3-bedroom home and wait 'til you see it. It has a big family kitchen, wall-to-wall carpeting, 3 big bedrooms, 2-car garage and cement block fence. Submit your trades on this one. Only \$16,500 full price. No. 106.

4 BEDROOMS AND DEN

Not many homes this size available at such a low price. It has 2 1/2 baths, wall-to-wall carpeting, big family room, built-in range and oven, and only 1 year old. Full price, \$27,950. No. 19.

ALL THE LITTLE THINGS

are found in this 3-bedroom home. It's spic and span from front to rear, has a big, big kitchen and a big, wide lot with plenty of room to pull in a boat or trailer. No. A-1.

FEEL LIKE FALLING

in love again? Here is your chance. Charming 3-bedroom home, located in Southwood. Has 1 1/4 baths, rear living room, thick carpeting, big 2-car garage and close to everything. Ask about No. 103.

JUST LISTED

Attractive 3-bedroom and family room home in tip-top condition and all quality construction. It has hardwood floors, plastered walls, 2-car garage, cement block fence. Close to schools, shopping and transportation. No. 110.

4126 Sepulveda Blvd.

2 Blocks West of Hawthorne Blvd. — Torrance
Open Daily 8 am to 8 pm FR 8-8447
Saturday and Sunday until 7 p.m.

★ ★ ★ ★ ★

TOP OF THE LIST

An immaculate 3-bedroom home. Enclosed poolside patio with bar, sink and refrigerator. Lighted pool 19'x35'x5'. Well-kept yard, 2-car garage, many more extras. And only \$18,500 with low down payment. Ask to see this first!

NEAR SHOPPING AND NEW SCHOOL

Large rooms and loads of closets and wardrobe space in this 3-bedroom and 1 1/2 bath stucco and priced below market at \$16,950. Good terms. No. 7990.

LARGER HOME

3-bedroom and den with 1 1/2 baths. Beamed ceiling in den. Sliding glass door to patio. This 7-room home is designed for family living. Property can be bought with \$2500 down. Priced comparably low.

BRONZE MEDALLION

3-bedroom and family room including large refrigerator, dishwasher and washer. Glass sliding door to patio. 1 1/2 baths, built-in TV antenna, dichondra lawn, 2-car garage. Low down payment. No. 7522.

CORNER

An immaculate 3-bedroom home redecorated inside and out. Fenced rear yard. Has sprinklers, covered patio, beamed ceiling and drapes in living room. Has breakfast bar, 2-car garage, quick possession. No. 7327.

ONLY \$13,000

For this newly remodeled 2-bedroom home. A low down payment moves you in. New garbage disposal, new sinks, new bath, nice yard and patio. No. 7241.

LOTS

- A full acre in Central Apple Valley. Priced at \$2850, includes water, power, paved streets, no assessments. \$30 month.
- We have two R-3 lots in Knoll Hill area. Full price \$7200, 80'x120'. Check these.

RENTALS

- 2-Bedroom furnished apartment, built-ins, \$97.50
- 2-Bedroom furnished apartment, Carpeted, \$95.00
- 2-Bedroom duplex, built-ins, garbage disposal, tile bath, will take children \$82.50

Sales and Exchanges

KEN PETERS, REALTOR

2367 Lomita Blvd., Lomita DA 6-8100

! Exchange Specialist!

SELL!
Professional Building Site
Corner gasoline station plus two rentals. All equipment goes! Land alone worth price. Call on this one.

SELL!
Across from South High. 3-bedroom, 1 1/2 baths, below market value. As little as \$1000 down. \$18,950.

SELL!
Grandview Palms Verdes. 2-bedroom and den, 2 baths, patio, swimming pool. \$33,750.

SELL!
Professional Building Site
Corner gasoline station plus two rentals. All equipment goes! Land alone worth price. Call on this one.

SELL!
Across from South High. 3-bedroom, 1 1/2 baths, below market value. As little as \$1000 down. \$18,950.

SELL OR EXCHANGE!
Twelve 2-bedroom apartments with swimming pool. Location: across from new "soon-to-be-erected" shopping center in Torrance. Near City Park. Price, \$112,000. Future—rentals can be raised 25% in two years. Actual present income, \$13,920 year.

TORRANCE GARDENS

3 Bedroom and a den with fireplace. This is an excellent area on Ariel. Near shopping. Large 1650 sq. ft. home for only \$21,500.

SELLERS AND BUYERS OF MOTELS, TRAILER PARKS, COMMERCIAL AND LAND (MINIMUM \$20,000). THIS IS FOR YOU!

TRANS-TERRA ELECTRONIC LISTING SERVICE!

WATCH FOR ANNOUNCEMENT OF OPEN HOUSE. PUBLIC AND BROKERS INVITED.

James Cicchini

("Chic"-denie)
REALTOR

1407 S. CRENSHAW BLVD., TORRANCE
FA 8-9368

WONDERFUL BUY—WONDERFUL WALTERIA

EXTREMELY NICE 3 BEDROOM. \$16,600. \$1500 DOWN.

TWO STORY

4-BEDROOM AND FAMILY ROOM. LARGE DOUBLE DETACHED GARAGE. CORNER PROPERTY. VIEW OF CITY LIGHTS. LARGE USED TOCK FIREPLACE. ALL NEWLY PAINTED INSIDE. WILL EXCHANGE FOR A TRAILER HOME. COVERED ALUMINUM PATIO. CLOSE TO SCHOOLS AND CHURCHES. JUST \$24,500.

TO SETTLE ESTATE

DUPLEX, 2 BEDROOMS EACH. \$18,200 IS A STEAL ON THIS INCOME PROPERTY. CONTACT YVONNE KINGSBURY.

NEAR SOUTH HIGH

IMMACULATE 3-BEDROOM HOME WITH DOUBLE GARAGE. LARGE LOT THAT GOES FROM ONE STREET TO ANOTHER. FENCED YARD. HARDWOOD FLOORS. \$18,900. \$1500 DOWN.

INCOME

4 UNITS IN GARDENA. LOVELY AREA. JUST BUILT. PRIVATE GARAGES. SLIDING GLASS DOORS TO PRIVATE PATIOS. COLORED STOVES & REFRIGERATORS. LOVELY CARPETING AND DRAPES. NATURAL WOOD CABINETS. PICTURE LANDSCAPING. ALL 2-BED ROOM. \$48,900. TRY A LOW DOWN. THESE HAVE GOT TO MOVE.

2 TO CHOOSE FROM

12 UNITS AND A POOL IN LOMITA. INCLUDES 3-BEDROOM OWNER'S APARTMENT. 14'X32' FILTERED POOL. BRAND NEW BUILDING. JUST RENTING. CARPETING AND DRAPES. POLISHED FLOORS. WILL TRADE DOWN FOR A DUPLEX OR HOME. TRY \$25,000 DOWN.

Ken Miller Realty

Low Down! In Lomita

FOR ONLY \$500 DOWN HERE IS YOUR CHANCE! 42'X140' LOT. VERY NEAT 3 BEDROOM. NICE SIZE KITCHEN WITH LOTS OF CABINETS. HOME ALMOST LIKE NEW.

LOVELY 3-BEDROOM HOME ON QUIET DEAD-END STREET. LARGE DETACHED RUMPUS ROOM AND WORK SHOP. PRICE INCLUDES STOVE, REFRIGERATOR AND WASHER. ONLY \$2000 DOWN.

A BARGAIN IN A 3-BEDROOM HOME WITH DETACHED RUMPUS ROOM ON LARGE LOT. 40'X180'. LANDSCAPED & FENCED YARD. \$2000 DOWN. TOTAL SALES PRICE \$14,950.

LOVELY 3 BEDROOM AND FAMILY ROOM. NEW WALL TO WALL CARPETING. NEWLY PAINTED INSIDE AND OUT. FAMILY ROOM 18'X35'. LANDSCAPED AND FENCED. \$18,300. \$2000 DOWN.

Ken Miller Realty

1955 Pac. Cst. Hwy. Lomita DA 6-3555
1503 Crenshaw Blvd. Torrance FA 8-1049

For Sales or Exchanges GET TO KNOW Our Names

Low Smith — Phyllis Ward Norma Gottschim—Dale Johnson Ray Ratazak—Sam Intermitt

Royale

YES

We have in this home all the modern conveniences you're looking for—built-in, forced air heat, carpeting and draperies throughout. Only \$18,950 with \$2000 down.

FOR THE EXECUTIVE HIS ESTATES

P. V. ESTATES

4 Bedrooms and family room. Very, very expensive carpeting and drapes—most charming, spacious, lovely home for your loved ones who wish the ultimate in gracious living. Must sell. \$38,500. Don't fail to see!

PEACE!

And security is assured for you when you invest in this well located 100 ACRES PLUS NICE SIZED LAKE ideally situated for selling away from it, or developed into an outstanding Health Resort or Dude Ranch. Don't lose out on this tremendous buy of the year!

HEART

of Downtown Torrance. 3 bedroom and family room, 1 1/2 baths, 1650 sq. ft., corner lot, double attached garage. This you must see! Priced for quick sale. \$23,900. 10% down.

CAN YOU QUALIFY? NO DOWN EXCEPT CLOSING COST moves your family into this well located 3 bedroom home with hardwood floors, double garage, fenced yard. Priced to sell immediately. For ONLY \$13,900.

SHORT OF FUNDS? (WHO ISN'T?)

If you have \$1000 and need 3 bedrooms, double garage, fenced yard, payment only \$111.15 includes taxes and insurance. Then don't delay—come in today.

\$2075 DOWN

No 2nd. take over \$20,200 G.I. loan, \$146 per month pays all for this large 1 year young 3 bedroom and family room carpeted and custom drapes throughout. This one your true love will sincerely appreciate.

DUPLEXES OR UNITS

Two large deluxe units: 2, 3 bedrooms, 2, 2-bathrooms, excellent condition throughout. Forced air heat, built-ins, Will exchange. \$28,950 each.

Four one-bedroom each in first class condition. Excellent location. Owner will carry 1st with \$5000 down or exchange. \$28,950. Eight, new 7, 1 bedrooms, 1, 2 bedrooms, built-in oven and range, carpeted throughout. \$25,500—10% down.

NEED ONE EXPERIENCED FULL TIME SALESMAN Please call for interview

Royale

TORRANCE & HAWTHORNE BLVD. WHERE YOU'RE TREATED LIKE KINGS AND QUEENS FR 1-3531 Anytime

BY OWNER

3-BEDROOM HOUSE YEARS OLD R-3 LOT 70'x140' El Segundo and Vermont Area L.A. 5319 Will subordinate No. Adm's PL 7-3473 Between 4 and 6 p.m.

\$1400 Down G.I. RESALE 4 1/2% 3Bdms., 2 Baths

Located west of Anza and south of 190th St. Features: rear living room, east bar kitchen, with built-in breakfast bar. Spacious wardrobe closets, double garage, large covered patio. Block wall fenced and many other features. Remember a 4 1/2% loan, and ideal location. For appointment to see, call

FR 0-3561
18534 Hawthorne Blvd.

\$395 DOWN G.I. RESALE 3-Bedroom

Features like w/w carpeting throughout, large kitchen, covered patio with brick BBQ, terraced yard, fence and new paint outside make this a terrific buy! Payments only \$99 P. & I., 5 1/4% loan to vet or non-vet. No qualifying.

READY REALTY
23844 Hawthorne Blvd.
Open 'til 9 p.m.
FR 8-2294

\$495 DOWN Fire Alarm System Installed 2-Bdrm., Hdwd Floors

Here's a home with built-in safety features. A thermostat in each room is linked electronically with a large central alarm. It features large bedrooms, hardwood floors, attached garage, carpeting, stucco construction, 6 years old. Situated on dead-end street. Call now for appointment to see.

FA 0-2770

FA 0-2770

Price Slashed NO DOWN TO G.I. 2 Houses on 1 Lot

How you can buy large 3-bedroom home with huge kitchen. Tremendous rear yard. Near everything. Only \$75 a month includes taxes and insurance. Qualified vets only.

Live in one, rent other. Your payment including taxes and ins. only \$53 month. Drive by 429-431 N. McDonald—2 blocks E. of Wilmington Blvd., 3 blocks S. of Anaheim.

2 very large 870 sq. ft. 2 bedroom stucco homes. Only 2 years old. Aluminum windows, natural cabinets, disposals, double attached garage with alley. Large lot fenced. Only cash needed approximately \$625. Closing costs and impounds. G.I. buyer must make \$610 month to qualify.

PASCH REAL ESTATE OS 5-0367

Rosenkrantz

Realtors
23808 Hawthorne
FR 8-8361.

WILL TRADE

For Motorcycle, Boat or Trailer

Lovely 2-bedroom home. Only 7 years old. Stucco construction, lath and plaster walls. Large living room. Lot 45' x 130'. Near schools and shopping. Full price \$11,500.

FA 0-2770

4-Bedroom

2-Bath
Only \$1500 Down

Just the house for a large family! Dining area, hardwood floors, back yard enclosed with block wall, patio, double attached garage, has everything! All this and FHA 5 1/4% financing. This one you can't wait on. Phone for appointment to see.

FA 0-2772

OWNER SELLING—\$24,186 R-3 lot with clean 2-bedroom home across from Catholic Church & school. Good area for units. \$21,500. Phone DA 6-6655 any time.

RED CARPET REALTORS

240th & Hawthorne Blvd., Torrance FR 8-2271

VACANT—2-bedroom home, Central Torrance. \$14,950. Small down.

KETTLER KNOLLS, exceptionally large lot, attractive 2 bedroom & combed plywood den, with fireplace & sliding glass doors to patio. Garage, \$17,450, \$2000 dn.

SOUTHWOOD—3-bedroom home, 1 1/2 baths and 1/2 bath. Lovely condition. 2-car detached garage. 10% down.

4-BEDROOM, den and covered enclosed patio on R-2 corner lot, Central Torrance.

DUPLEX—2 bedrooms each unit. Hardwood, tile, 2-car garage. Central Torrance.

Frances

Real Estate & Insurance
2276 Torrance Blvd.
FA 8-0421

Large View Lot

Beautifully Landscaped

3 bedroom, 1 1/2 baths, double garage, excellent condition, sparkling clean. Excellent neighborhood, South Torrance. All the best features for the low price of \$22,900.

Forced to sell this 3-bedroom stucco at a drastic price of \$11,995. Large rooms, fully fenced yard, close to school. Hurry on this bargain!

McNary

FR 8-4205

HOME LINE
Just Saw the Perfect House for You —Right Here on These Pages!

(Check Classification 80 for the BEST HOME BUYS)

Open House

Sunday, June 3
4426 Green Meadows
West Torrance

3 bedroom, 1 1/2 baths, in excellent condition, close to South High. Features w/w carpets, double garage, immaculate inside and out. Natural cabinets, tile kitchen and bath. Price, \$20,750.

NO DOWN TO G.I.

2 bedroom, hardwood floor home in immaculate condition, carpets included in sales price, formal kitchen and bath, fenced yard, double garage. Close to Harbor General Hospital. \$15,000 full price.

TOWNE & COUNTRIE

25318 Narbonne Ave.
DA 6-2476

\$395 DOWN
Illness

READY REALTY
23844 Hawthorne Blvd.
Open 'til 9 p.m.
FR 8-2294

BY OWNER

Southwood

3-bedroom, 1 1/2 baths. 4 1/2% G.I. resale. Include modification. \$18,500 or less with cash equity. FR 1-5167, 5033 Jacques St. FR 0-3581

Ken Miller Realty

SHORT ON CASH? LOW, LOW DOWN \$15,250

3-bedroom, excellent Torrance location. Large, sunny kitchen with pleasant dining area. New carpeting. Extra large fenced rear yard. Submit all offers. Owner has purchased another home.

GOOD INVESTMENT

R-2 LOT, \$11,500

Lovely 2-bedroom rental. Room to build another unit. House has hardwood floors, tile kitchen.

PACIFIC PLAZA REALTY

FR 8-8441 FR 6-7938
5011 Pacific Coast Highway Torrance
(At Calle Mayor)

BRANCH OFFICE
821 Torrance Blvd., Redondo

\$99.00 Moves You In

No other charges to qualified vets. Sharp 2-bedroom with spacious den. Open beamed ceilings. Sliding glass doors to huge rear yard. Cheaper than rent. \$90 month includes taxes and insurance.

Rosenkrantz

Realtors
23803 Hawthorne Blvd.
FR 8-8361

\$695 DOWN—3 bedrooms, 2 baths, hardwood floors, attached garage. Full price \$15,950. Call FR 0-3581

Attractive 3 bedroom, 2 baths, natural wood cabinets, large patio, fenced yard with detached garage. New price \$18,950

RITA K. HIGH

Realtor
304 Tejon Place
Palos Verdes
FR 5-8053
Eve 5-8072, 5-1015

FOR THE EXECUTIVE HIS ESTATES

P. V. ESTATES

4 Bedrooms and family room. Very, very expensive carpeting and drapes—most charming, spacious, lovely home for your loved ones who wish the ultimate in gracious living. Must sell. \$38,500. Don't fail to see!

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